

Montecillo Unit Twelve C

City of El Paso — City Plan Commission — 8/23/2018

SUSC18-00007 — Resubdivision Combination



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: EPT Mesa Development LP

REPRESENTATIVE: Spectrum Engineering

LOCATION: South of Festival and West of Mesa, District 8

ACREAGE: 2.2976

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 2.2976 acres of land. The proposed development includes three apartment lots. Primary access to the subdivision is proposed via Vin Etienne Drive, Vin Zamora Lane, Castellano Drive and Festival Drive. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Montecillo Unit Twelve C on a resubdivision combination basis.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood

GOAL 2.1:	
The City of El Paso should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogenous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.1.9: Development is strongly discouraged within critical arroyos.	Yes, the applicant is not developing within a critical arroyo.
Policy 2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	Yes, applicant is proposing apartments. The surrounding properties are both small and large single family detached homes.

NEIGHBORHOOD CHARACTER: Subject property is zoned SCZ (Smart Code) and is currently vacant. Properties adjacent to and surrounding the subject property are also zoned SCZ. The subject property is surrounded by vacant land but is in process to be developed as multi-family. The nearest school is Morehead Middle School (1.28 miles). A park is adjacent to the subject property. This property is not located within any of the Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff recommends **APPROVAL** of Montecillo Unit Twelve C on a resubdivision combination basis.

PLAT EXPIRATION:

This application will expire on **August 23, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

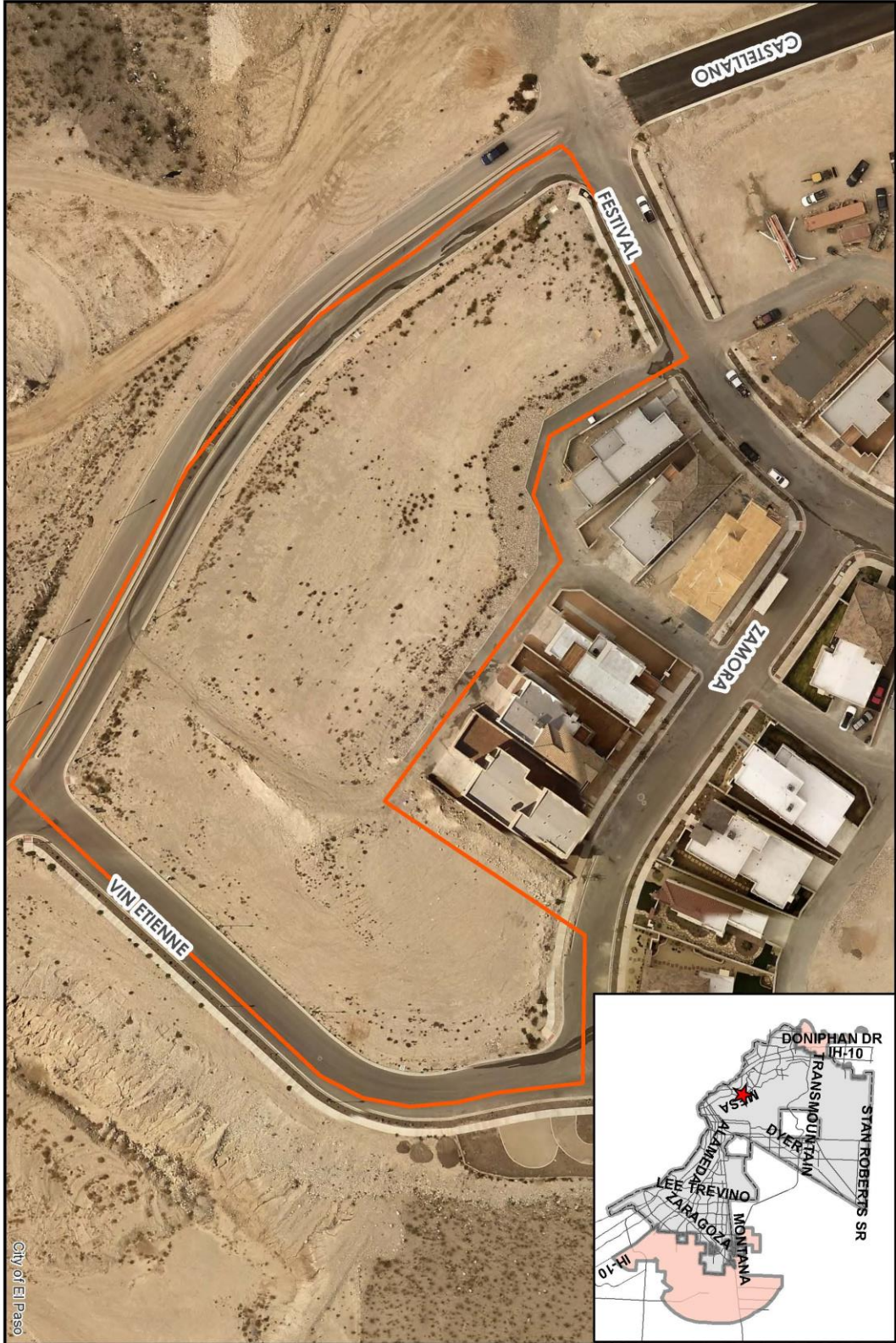
1. Location map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enhancements of this map to scales greater than its original can reduce errors and may lead to misinterpretation. The Planning Division makes no claim to its accuracy or completeness.

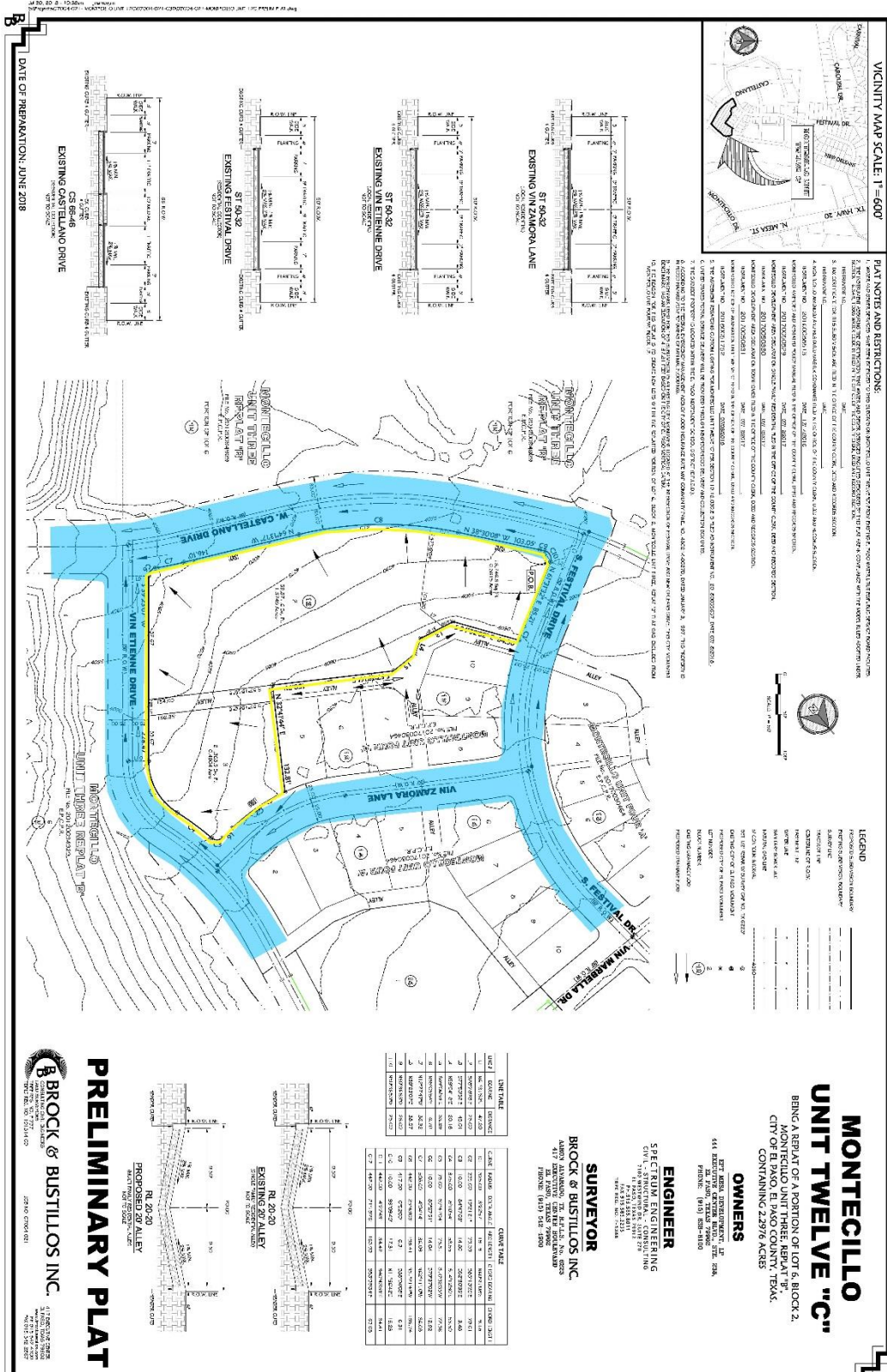


Montecillo Unit 12C

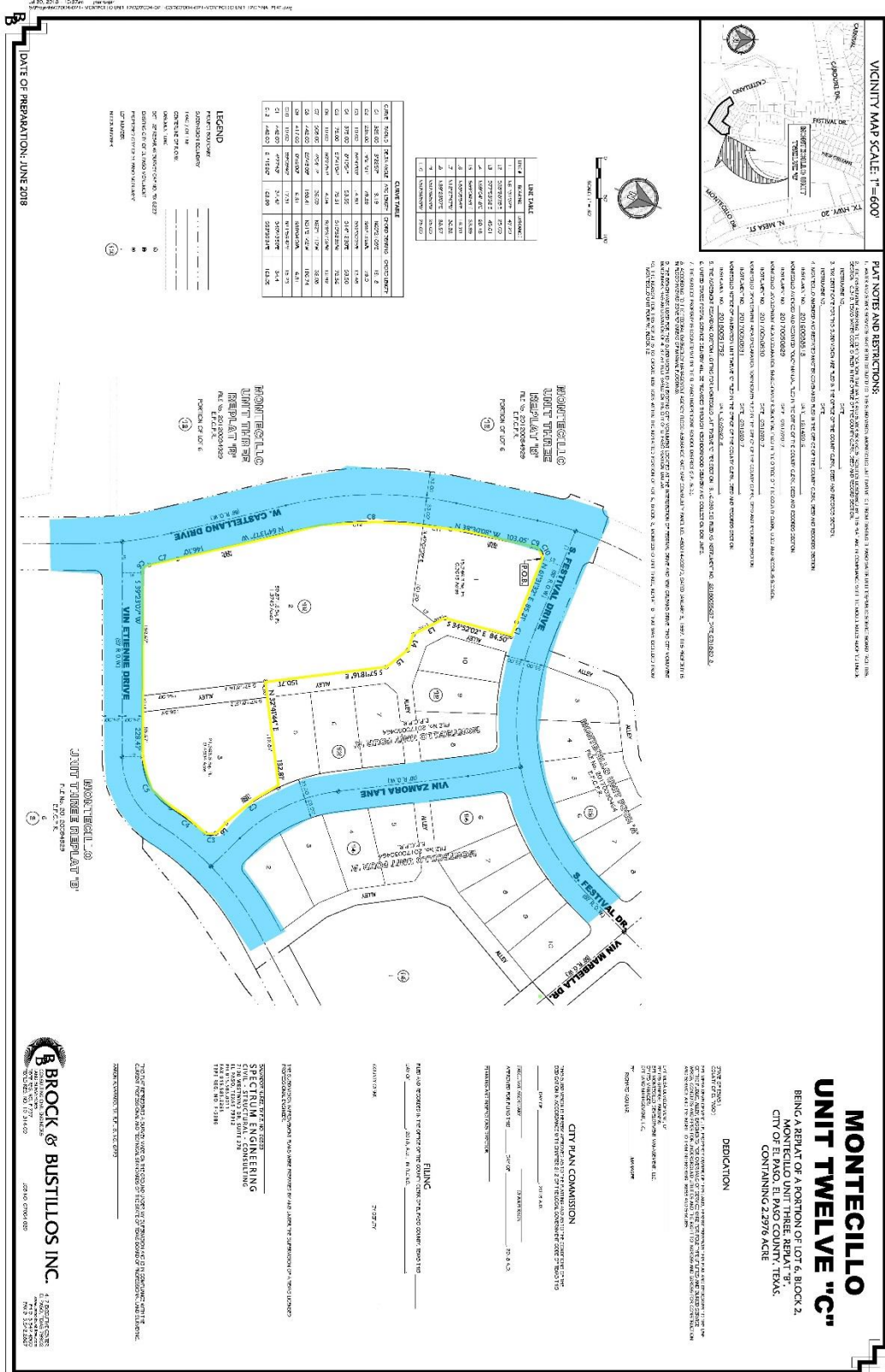


MONTECILLO UNIT 12C

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 6/19/18 FILE NO. SUSC18-00007
SUBDIVISION NAME: Montecillo Unit Twelve "C"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Portion of Lot 10, Block 2, Montecillo Unit Nine, Replat B
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.0712</u>	<u>1</u>
Apartment	<u>2.2244</u>	<u>3</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>4</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.2956</u>	_____
3. What is existing zoning of the above described property? SLB Proposed zoning? SLB
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one) _____
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- 915 838 8100
12. Owner of record EPTAMCSA Development LP Executive Center Blvd Ste. 238
(Name & Address) (Zip) (Phone) 79902
13. Developer EPT Land Communities Executive Center Blvd Ste 238
(Name & Address) (Zip) (Phone) 79902
14. Engineer Spectrum Engineering 7100 Westwind Dr. Suite 200
(Name & Address) (Zip) (Phone) 915 585 8011

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE:  for David Bogas

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- 2. Label each street as either a public or private street on typical street cross sections and plan views on both the preliminary and final plat.

Capital Improvements Department – Parks & Recreation

We have reviewed **Montecillo Unit Twelve "C"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

- 1. Development needs to comply with latest amended / approved Regulating Plan and approved Building Scale Plan.
- 2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
- 3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
- 4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: **Promontory Area at Montecillo - Park Zone: NW-2**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

El Paso Water Utilities

We have reviewed the subdivision referenced above and provide the following comments: EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Vin Zamora Ln. This water line main is available for service.

There is an existing 8-inch diameter water main that extends along Castellano Drive. This water line main is available for service.

There is an existing 8-inch diameter water main that extends along Vin Etienne. This water line main is available for service.

There is an existing 8-inch diameter water main that extends along Festival Drive. This water line main is available for service.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Castellano Drive. This sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Vin Etienne. This sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Festival Drive. This sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Vin Zamora Ct. This sewer main is available for service.

General:

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 8 to 10 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Long Range

1. A revised Preliminary Building Scale Plan for the area of this plat was approved August 14, 2018.
2. Comments from multiple reviewing departments relating to a Final Building Scale Plan submittal for the area of this plat were provided to the applicant on May 30th, 2017.
3. With regards to Lot 2, Block 12, please note that, as per Title 21.50.060(B)(1)(a), only one building in excess of 200 feet in width shall be permitted in a single pedestrian shed, regardless of permitted lot width. The building on Lot 5 of Montecillo Unit 10, as depicted on the Preliminary Building Scale Plan approved on October 25, 2016, appears to be the designee for this exception. Note also that compliance with the building width restriction does not exempt a structure from the minimum frontage buildout requirement; 60% in the T4-O transect in Montecillo, as per page 24 of the Montecillo Regulating Plan.

Sun Metro:

No comment received.

Central Appraisal District:

No objections.

911

No objections.